

EXISTING LAND USE

This section of the Master Plan describes existing site, its surroundings, current and projected land uses, zoning, and existing public facilities in the overall area of the site. Existing transportation and drainage are addressed in Sections 4 and 5 of this Master Plan, respectively.

MASTER PLAN SITE

Figure 2.1 is a base map developed for the site and the surrounding area. It shows current and adjacent land ownership, parcels, boundaries, topographic information, orthophography, school district boundaries, mountain/hillside development district boundaries, enterprise zone boundaries, state park boundaries, existing bike/pedestrian trails, and proposed roadway extensions for Paseo Del Norte Road (SH178), Redd Road, and Rancho Norte.

EPWU Property

The EPWU property included in this planning effort is approximately 1850 acres. The site is located near Transmountain Road (Loop 375) and consists of portions of the Nellie D. Mundy Survey No. 246 and the S.J. Larkin Surveys No's 267, 268, and 269.

The existing topography was provided by the EPWU and is based on 1997 orthophotography. The datum for the topography is North American Vertical Datum (NAVD) 88. The vertical relationship between NAVD 88 and National Geodetic Vertical Datum (NGVD) 29 and City of El Paso datum's is given by the following equations:

City of El Paso Vertical Datum = NAVD 88 Datum – 9.850 feet

City of El Paso Vertical Datum = NGVD 29 Datum – 8.462 feet

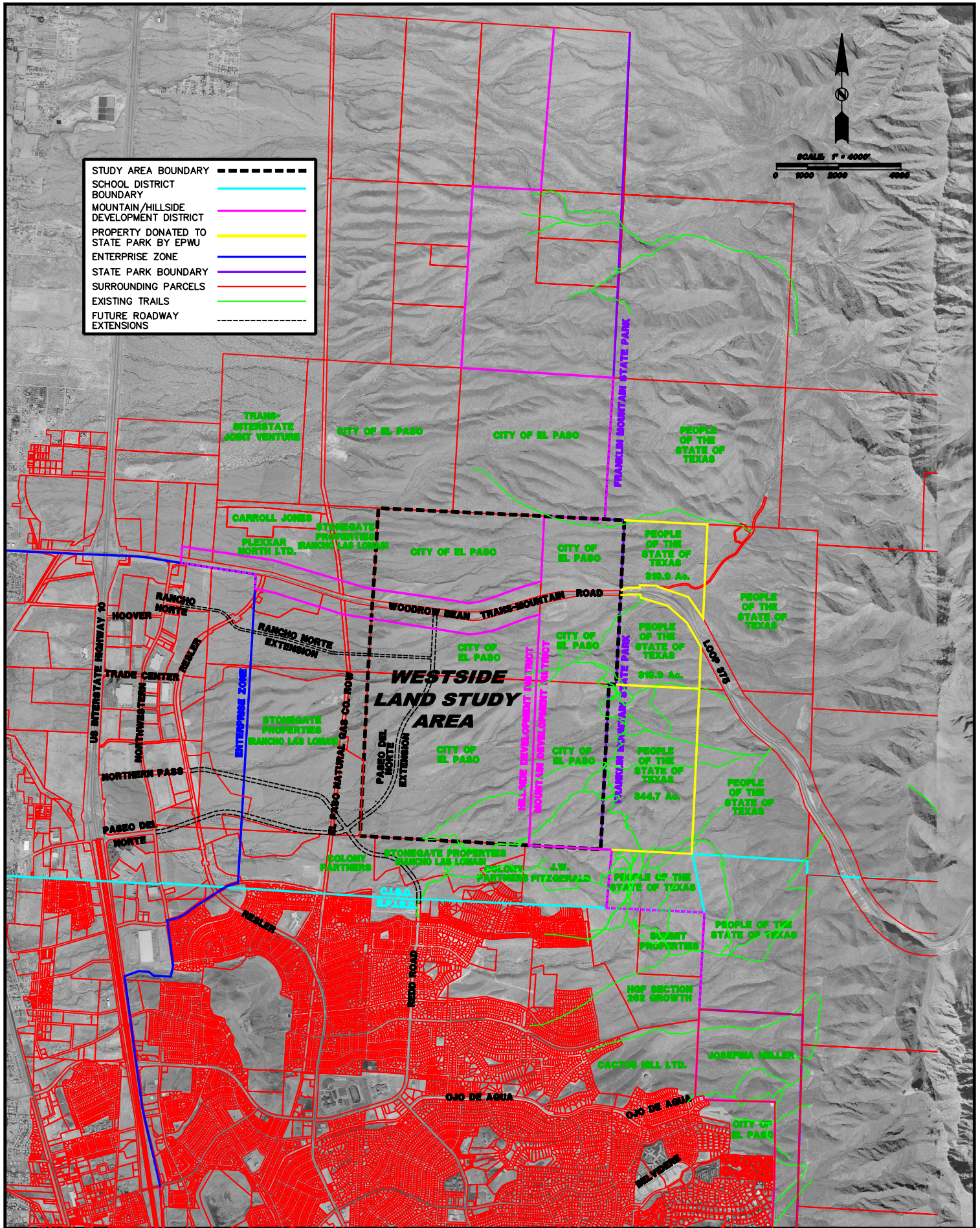
A contour map of the site is found in Exhibit 2.

The property is currently vacant and undeveloped.

Adjacent Land Owners

The base map shows current surrounding land owners. To the north of the site are two parcels owned by the EPWU-PSB. To the east are parcels owned by the State of Texas (Franklin Mountain State Park). To the west of the site are parcels owned by Stonegate Properties, Plexxar North Ltd., and Carroll Jones. To the south the site are parcels owned by Colony Partners Ltd., Stonegate Properties, and J.W. Fitzgerald.

The areas west and south of the site are currently being developed or planned for development at this time. .



**FIGURE 2-1
BASE MAP**



STUDY AREA DESCRIPTION

The eastern edge of the study area abuts the Franklin Mountains State Park which is a preserved mountain area for hiking and primarily passive recreation. Several arroyos cross the property. The property has some areas of moderate slope, primarily in conjunction with the arroyos, and they should not pose significant constraints to development. A portion of study area is located in the Planned Mountain Development District (PMD). The PMD is a zoning ordinance developed to protect and preserve areas near the Franklin Mountains. The rest of the area is currently zoned as Residential and can be developed as such per the El Paso Subdivision Ordinance (*Ordinance*). Area and site zoning are shown Figure 2.2. The areas in the immediate vicinity of the study area are vacant. To the south lies a residential area; to the west, the land use is predominately industrial and commercial.

Regional Context

The Westside Study area is located in the North I-10 Corridor, which is the major corridor linking El Paso to the West Coast and links to Interstate 25, a major north-south interstate. I-10 brings in traffic from the growing Las Cruces/Anthony areas as well as bringing traffic up from the south. It is located close to a growing employment center located off of Artcraft Road, Resler Drive, and Paisano Drive. Transmountain also provides a connection from the Study area to the eastern part of El Paso including Fort Bliss and the El Paso International Airport. Transmountain Road serves as a loop road since it disperses traffic from the north to the rapidly growing east and large employment centers associated with Ft. Bliss. Residents living on the property can easily access other growing areas of the El Paso/Juarez/Las Cruces Metropolitan Area.

EXISTING ZONING

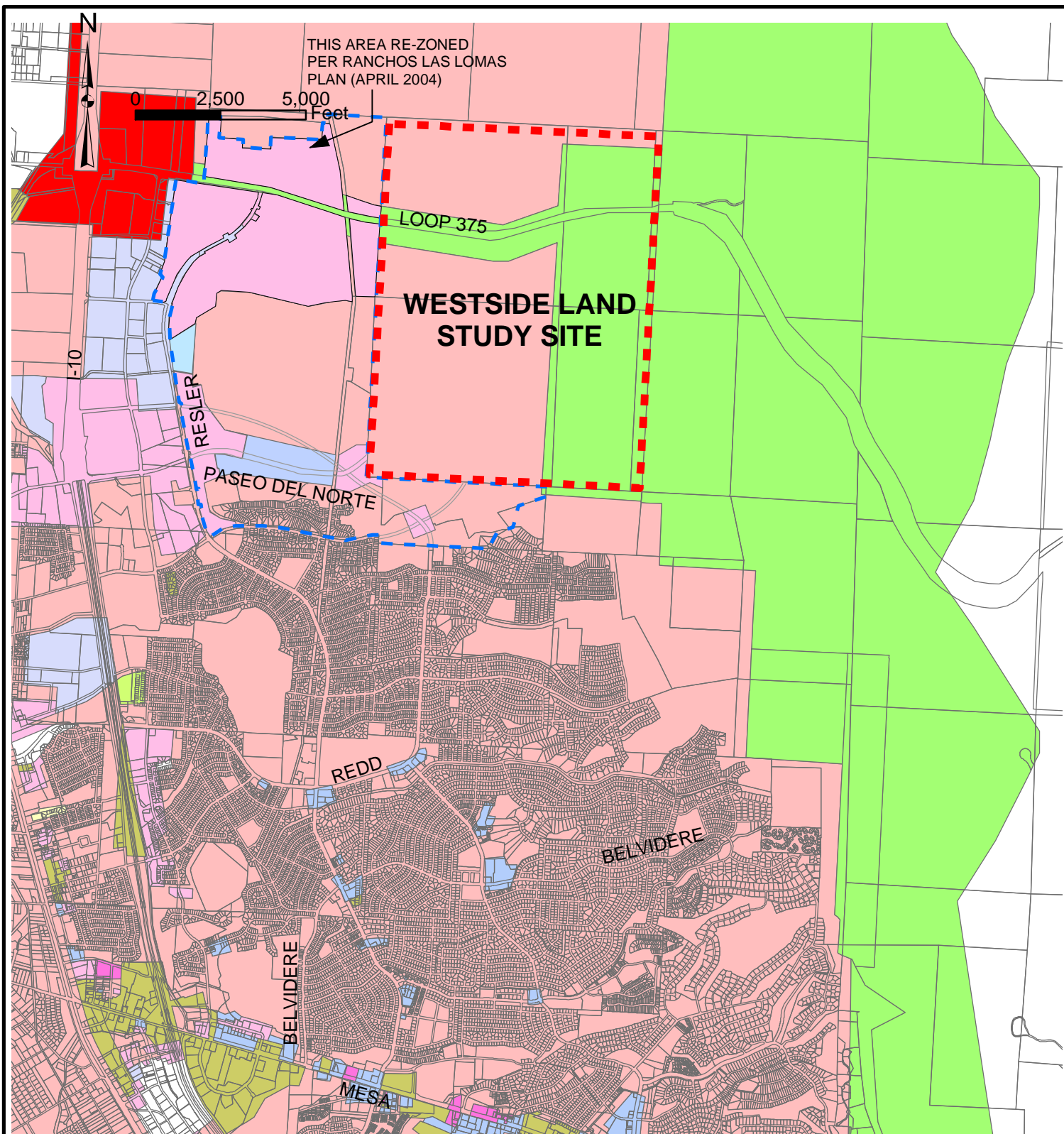
The study area is currently zoned into two different areas. The eastern portion of the study area as well as a strip along Trans-Mountain Road is within the PMD zoning. The second zoning area that the study area is located within is the Residential Zoning.

Planned Mountain Development District (PMD):

Purpose

The purpose of the Planned Mountain Development District is:

- To protect significant natural features of the mountain development area and preserve the city's unique visual setting as part of the comprehensive plan
- To provide an alternative approach to conventional flat land development by allowing transfer of residential densities through clustering of dwellings in order to preserve larger areas of open space
- To minimize scarring and disturbances of the natural character of the mountain development area through control of grading and cut/fill operations
- To control water runoff and soil erosion

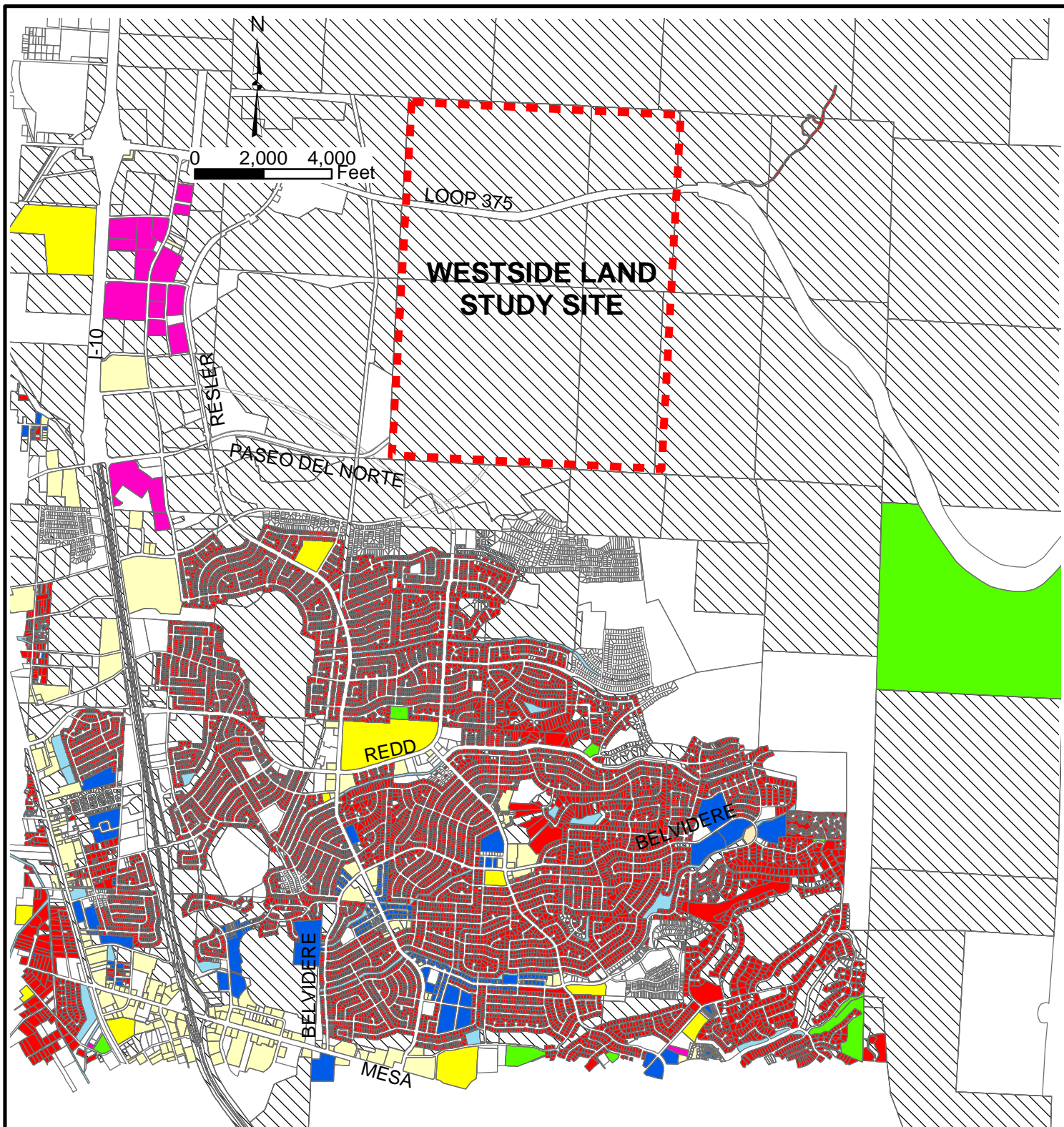


Legend

COMM 1	COMM 3	Office Park Dist	Mnf 1	Planned Mnt Dev
COMM 2	COMM 4	ETJ	Mnf 2/3	Res



FIGURE 2.2 EXISTING ZONING



Legend



FIGURE 2.3 EXISTING LAND USE

- To provide a safe means of ingress and egress for vehicular and pedestrian traffic to and within the mountain development area

Open Space Ownership Control

Where required, the common open space shall be owned by an incorporation or unincorporated association to ensure that it will be permanently maintained in its natural state. Open space may be dedicated for public use or transferred in trust to the City pending City Council approval.

Density Permitted

The following table shows that the maximum dwelling units per gross acre shall be calculated based on the percent average slope of the property as follows:

Percent Average Slope	Maximum Density Dwellings per Gross Acre
0 to 5	7.0
5.1 to 10	6.0
10.1 to 15	5.0
15.1 to 20	4.0
20.1 to 25	3.0
25.1 to 30	2.5
30.1 to 35	2.0
35.1 to 40	1.5
40.1 or more	1.0

Dedication of Open Space required and minimum lot areas

In order to retain the significant natural features of the mountain development area, common, public, or private open space, or a combination thereof, shall be provided as part of a proposed development. The minimum amount of open space to be provided is based on the percent average slope of the property as shown in the following table.

Percent Average Slope	Percentage of the Average Slope Left Undisturbed
0 to 5	20
5.1 to 10	25
10.1 to 15	30
15.1 to 20	35
20.1 to 25	40
25.1 to 30	45
30.1 to 35	50
35.1 to 40	55
40.1 or more	60

Residential Zone

A portion of the study area is zoned as Residential. This zoning includes R-1 through R-5 as referenced in the *Ordinance*. The Residential Zoning standards define aspects of development such as building height standards, lot sizes and any accessory / special uses. For more detailed information refer to section 20.12 and 20.14 in the *Ordinance*. Any re-zoning requirements for areas outside the PMD will be addressed the developer.

EXISTING AND FUTURE LAND USE

Current land use is shown in Figure 2.3. Land use and zoning are related; however, they are not the same. Zoning ordinances are in place to regulate development, but land use shows what type of facility is located on the particular parcel. An undeveloped area designated as residential will likely not ultimately be developed entirely as residential. Typical large residential areas integrate churches, restaurants, public services, and some level of commercial development.

The study area is zoned as PMD and Residential; however, it is currently vacant. The area to the south of the study area is mostly residential, and the area to the west is predominantly industrial with some commercial.

Projected Future Land Use

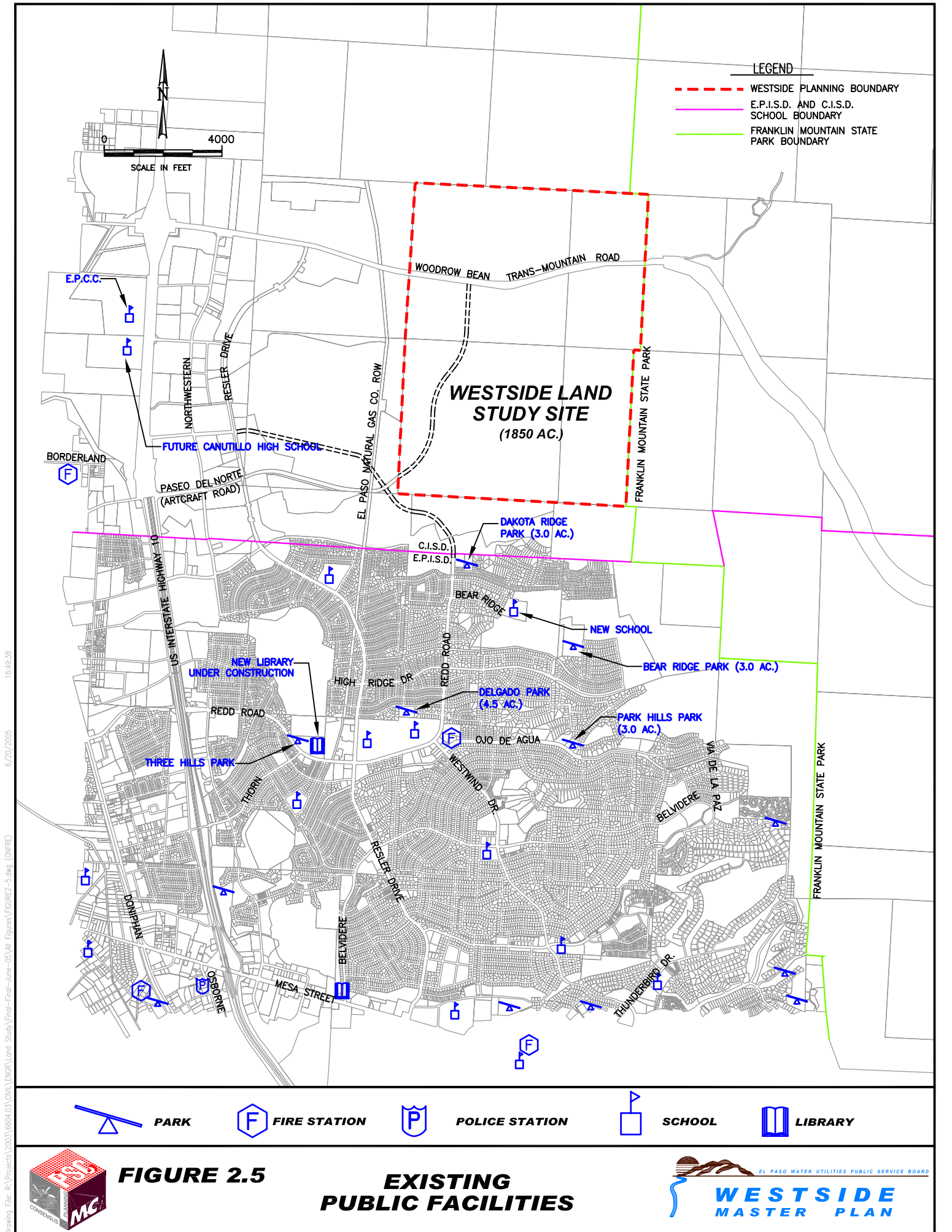
The City of El Paso's "Plan for El Paso" (*The Plan*) projected land use for the Northwest Planning Area, which encompasses the study area. This projected land use is illustrated in Figure 2.4. The study area is projected to be predominately residential with some mixed use and commercial adjacent to Trans-Mountain Road. The northern, southern and a portion of the eastern boundary of the study area are projected to be residential with some commercial and open space in the southwest corner of the study area. The area to the west of the study area is currently in the planning stages of development. The proposed development referred to as the Ranchos Las Lomas Plan, located to the south and west of the study area, will be a mix of commercial and residential land use.

PUBLIC SERVICES

The following describes the location and capacity of existing public service facilities adjacent and relative to the planning area – i.e., police, fire, schools, libraries, and parks; public service agency planning criteria and planning considerations; and future plans that the respective public service agencies may have relative to the planning area. Refer to Figure 2.5.



2025 PROJECTED LAND USE MAP



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Police Protection

Existing Facilities

The closest El Paso Police Department Command Center is the Westside Regional Command Center located at 4801 Osborne Drive. This location is near the intersection of Interstate Highway 10 and Mesa Street approximately 4.5 miles south of the Master Plan area. Police protection services for the project area will be provided from this facility.

Planning Criteria / Considerations

The primary concern of the Police Department is adequate public access into any proposed developments within the project area.

Future Plans

There are no plans to construct additional police facilities in or near the project area.

Fire Protection

Existing Facilities

The two closest existing fire stations are Station 27 at 6767 Ojo de Agua Street and Station 24 at 111 East Borderland Road. These stations are approximately 2.5 miles and 2 miles, respectively, south from the project area.

Planning Criteria / Considerations

According to the Fire Department, to properly serve the community and to meet Insurance Service Office (ISO) standards, any development needs to be within 1.5 miles of a fire station. Meeting the ISO standards helps to reduce the insurance rates for homeowners and businesses. Also, the city prefers to locate its fire stations adjacent to a park and/or a police facility for security reasons.

The Fire Department tries to construct fire stations prior to construction of any development to be able to serve it when it is needed.

Future Plans

A good location of a new fire station is in the vicinity of the southwest corner of the project area. The fire station requires a minimum of two acres; anything less that that will be inadequate.

Canutillo Independent School District (CISD)

The study area is located in CISD. Master Plan area students will attend CISD schools. CISD was contacted to discuss the project, existing facilities, planning criteria, and plans to serve this area.

Future Plans

The District is in the process of building a high school in the vicinity of the Community College campus near the southwest corner of Interstate Highway 10 and Transmountain

Road. With the construction of this high school, there will not be the need to build another high school within the Master Plan area. However, there will be a need to build two elementary and one middle school in the study area.

The minimum area for an elementary school is four (4) acres, and the ideal area is 10 (ten) acres with one (1) additional acre for each additional 100 students. For a middle school, the area is ten (10) acres minimum, 20 acres ideal and also one (1) acre for each additional 100 students.

Libraries

The City's Director of Libraries was contacted to discuss library facilities in the project area. To better serve the residents, the branch libraries are planned approximately two miles apart. A new library that is nearing completion on Redd Road near the intersection of Resler Drive could help support the site as it develops.

Existing Facilities

The nearest libraries relative to the study area are located at 125 Belvidere Street, approximately 4.5 miles south of the study area, and the new Library nearing completion on Redd Road near the intersection of Redd Road and Resler. This library is approximately 2 miles south of the study area

Future Plans

There may be an interest in the future in building a branch library in the study area, south of the intersection of Loop 375 and the extension of Paseo del Norte.

Parks & Recreation

Existing Facilities

There are three neighborhood parks approximately south of the study area, the Dakota Ridge Park (3.0 acres), the Delgado Park (4.5 acres), and the Park Hills Park (3.0 acres) (See Figure 6.1). Also, there is an area that is designated as a park site near the corner of Redd Road and Resler Drive (Three Hills Park) but it is not developed.

Another park site that the Parks Department has acquired is a 3.0 acre site called Bear Ridge Park which is located at the end of the extension of Bear Ridge Drive.

Planning Criteria / Considerations

The park sites in the developed area south of the study area have been acquired by the Parks Department by dedication of park land as required by the Subdivision Ordinance. The Parks Department has also obtained fees in lieu of park land. The Subdivision Ordinance (Section 19.12.020) requires that any residential development dedicate one acre of park land for every 200 dwelling units for single family and double family units. For multi-family developments the requirement is one acre of park land for 425 units. The Subdivision Ordinance (Section 19.12.100) allows the payment of fees in lieu of park land dedication. For single and double residential dwelling units there is a \$300 fee

per dwelling unit, and for multi-family residential development there is a \$145 fee per unit. The fee for non-residential development is \$300 per gross acre, or portion of an acre. These funds are deposited in a special fund and may be spent for either acquisition or development of public park land, or land to be used for other recreational activities.

In addition to the dedication of park land by residential and commercial developments, the only other requirement for dedication of open space is contained in the requirements of the Planned Mountain Development District (PMD). The objective of the open space is to retain the significant natural features of the mountain development area. The minimum amount of open space area that is to be dedicated for open space ranges from 20% of the total gross area for average slopes of 0-5 percent; up to 60% of the total gross area for slopes of 40.1 percent or more (Section 20.18.090, Zoning Ordinance of the City of El Paso).

Future Plans

Discussions were held with the Parks Department where they indicated they would be interested in the land adjacent to the state park. This land would remain as open space.

Franklin Mountain State Park

The Texas Parks and Wildlife Department manages the Franklin Mountains State Park, a 37 square mile park. The eastern property line of the project area abuts the western boundary of the park. The primary considerations that the TPWD's personnel expressed are a buffer between the development on the project area and the park; the amount of open space within the project area; and access to the system of trails of the park. The access points might be from two to three acres in size with small parks and parking areas. Interested groups would like to have open spaces that are specialty areas that can be used to access the Franklin Mountains State Park for biking, jogging, and other outdoor activities.

The PSB has already sold approximately 6,834-acres to the Franklin Mountain State Park in June of 1989. Approximately 2,870-acres of this land are located in northwest El Paso in the vicinity of the Master Plan area. The State Park is the largest urban park in the nation and over a quarter of the Park's current acreage was acquired from the PSB. In this regard, the PSB has made a sizable contribution to maintaining open space in El Paso.